



G L O B A L

G R O U P

BUILDING YOUR VISIONS

About Global Group

Global Group is one of Pune’s leading developers. We are pioneers in industrial construction. In over 21 years, we have developed more than 10 million sq.ft of industrial spaces in and around Pune. The rich experience and our resultant expertise have guaranteed our success, timely deliveries in segments as varied as Industrial Parks, Residential, Commercial, Retail, IT Parks, Educational Hubs and more.

Through our work, we have emerged as one of the most reliable and respected names in the industry. With every project, we strive to go beyond our customer’s expectations and to create structures that will stand as city landmarks for years to come.

1500 acres of Industrial land	21 years of service	11 Industrial Parks in Pune
205 Multinational Clients	10 Million+ Sq. Ft. of Developed Facilities	

Our Commerical Projects



Indialand Global
Tech Park, Hinjawadi



Grand Highstreet,
Hinjawadi



Global Square,
Yerwada



Global SEZ Tech Park,
Hinjawadi

Proud to have worked with some of the
leading multinational corporations:



Hinjawadi's skyline comes alive with the visionary touch of
Global Group, crafting a luxury living experience.



Hinjawadi:

A glimpse into a promising tomorrow

Hinjawadi, recognized as Pune's IT hub, epitomizes progress and promises a bright future for residents and businesses. It boasts of several educational institutes along with numerous global IT companies, business centres, hospitals, hotels, shopping destinations and a lot more conveniences, which has profoundly uplifted lifestyle at Hinjawadi.

Hinjawadi Phase 2:

Hinjawadi's rapid growth has driven Phase-1 property prices sky-high, with limited land for further development. This makes Phase-2 of Hinjawadi a highly attractive investment option. Phase-2 represents a leap forward in development, offering not just larger homes, but a more integrated and enriching living environment.



Advantages of investing in Phase 2

Right time to invest in Hinjawadi phase 2 before it's too late–

1. Phase 2 has gained massive response from end users /investors as phase 2 offers better appreciation scope & Return on Investment.
2. Phase 2 prices are also catching up with the pace of Phase 1 due to rapid infrastructure development & planning
3. Phase 2 has been in high demand due to metro connectivity which is at a walking distance
4. Best International/CBSE/ICSE schools are in the vicinity which has attracted many buyers to think for phase 2 aggressively for their kids' education.
5. Close proximity to health facilities/recreation centres has attracted lot of end users
6. Phase 2 is more towards green side of Hinjewadi surrounded with nature hence improving the air quality index
7. Excellent connectivity from Mumbai expressway & upcoming ring road will make commuting seamless and hassle-free to Hinjawadi Phase 2

Experience the unveiling of a refreshed lifestyle

Imagine waking up to a world where every convenience is at your fingertips, where innovation and nature merge in perfect harmony, and where every day feels like a page from a carefully crafted story.

It's a lifestyle upgrade, where routines are not mundane but inspired, conversations are not ordinary but enlightening.

Our new upcoming offering

- Land Parcel - 3 acres
- Phase 1 - 340 Units for sale
- 2 Towers - Total Floors- 22 floors
- 2 Basement Ground + 22 floors
- Configuration- 2 & 3 BHK Homes
- 5 different layouts - Smart, Luxury & Grand 2 BHKs; Premium & Luxury 3 BHK units
- 40+Premium amenities throughout the project
- Possession- Tentatively Dec 26

Actual Project Site Location —————>

Representative Image



SMRC Automotive



MARUNJI
6.2 KM

RING ROAD

DECATHLON

Ginger
Hotel

WORLD TRADE CENTRE
(Proposed)

PANCHSHIL IT PARK
(Proposed)

BHUMKAR
CHOWK
7.3 KM

WAKAD
8.6 KM

Euro School
(West Campus)

Sayaji
Hotel

PHOENIX MARKETCITY
(Proposed)

Mediplus Speciality
Hospital Pvt. Ltd.

Rajiv Gandhi
Infotech Park

Wipro
Technologies

Vibgyor
High Hijawadi

Mahindra
International
School

Mezza 9

Hinjawadi
Hospital

HINJAWADI
PHASE II

Site
Office

Project
Launch Site

GRAND
HIGHSTREET
INDIA LAND
GLOBAL
TECH PARK

HINJAWADI
PHASE I

Ruby Hall,
Hinjawadi

PUMPKIN
PATCH
SCHOOL

HINJAWADI
CHOWK

Life Tree
Hospital

Marriott

Sanjeevani
Multi-Speciality
Hospital

E Square
Carnival Xion

WAKAD
BRIDGE

HINJAWADI
PHASE III

Ryan International
Academy

ICICI Bank

Quadron

Shell
Petrol Pump

Infosys

Infosys
Circle

Lemon Tree

Hyatt Place

International
Institute of IT

Towards Mumbai

BALEWADI
11.7 KM

Cognizant

Accenture

Blue Ridge
Public School

Symbiosis
Institute of IB

Blue Ridge

MAHALUNGE

NH4

THAKAR
NAGAR

BHOIRWADI

TCS

Tech Mahindra

Megapolis
Circle

Pawar Public
School

Nearby conveniences & facilities at Hinjawadi

Connectivity

- Upcoming Metro Station- 1 km
- Railway station- 27 kms
- Pune Airport – 31 kms
- IT & ITES companies – nearby

Shopping Centre

- Grand Highstreet- 3.8 km
- D mart Hinjewadi- 5.4 km
- Xion Mall- 5.4 km
- Vision One Mall- 7.3 km
- Reliance Smart Point- 5.8 km
- Phoenix Marketcity- 8.2 km

School / Colleges

- Ryan International School- 1.2 KM
- Vibgyor School- 3.8 km
- Mercedes Benz International School- 5.8 km
- Blue Ridge School- 7 km
- Euro School- 6 km
- Akshara International School- 6.5 km
- Pawar Public School- 3.5 km
- Symbiosis College- 5.5 km

Hospitals

- Ruby Hall Clinic- 5 km
- Life Point Hospital- 7.5 km
- City Care Hospital- 5 km
- Swami Samarth Hospital- 6 km
- Surya Mother and Child Hospital- 8 km

Hotels

- Grand Tamanna- 1.5 km
- Hyatt Place- 5.5 km
- IBIS- 2.8 km
- Lemon tree- 5.5 km
- Vivanta – 5.5 km
- Courtyard by Marriott- 6 km
- Sayaji- 8 km

Banks

- ICICI Bank
- HDFC Bank
- Kotak Mahindra Bank
- Axis Bank

Alu-Form : The Revolution In Building Construction Technology Where Speed Meets Reliability

Alu-Form technology is used to produce speedy, accurate and highly consistent casting of all internal and external walls, columns, beams, floor slabs, stairs and other parts of a concrete building.

It is an integrated system which merges the wall and slab panels into a seamless unit. With a drastic reduction of form-jointed sections, the end products have superior resilience to wear, tear and degradation. Alu-Form technology allows internal electrical fittings and plumbing to be incorporated with a high degree of design efficiency, and as part of the overall building plan.

Advantages:



SPEED- Faster construction resulting in quicker completion of the project



QUALITY- Superior concrete finishing and superb dimensional accuracy



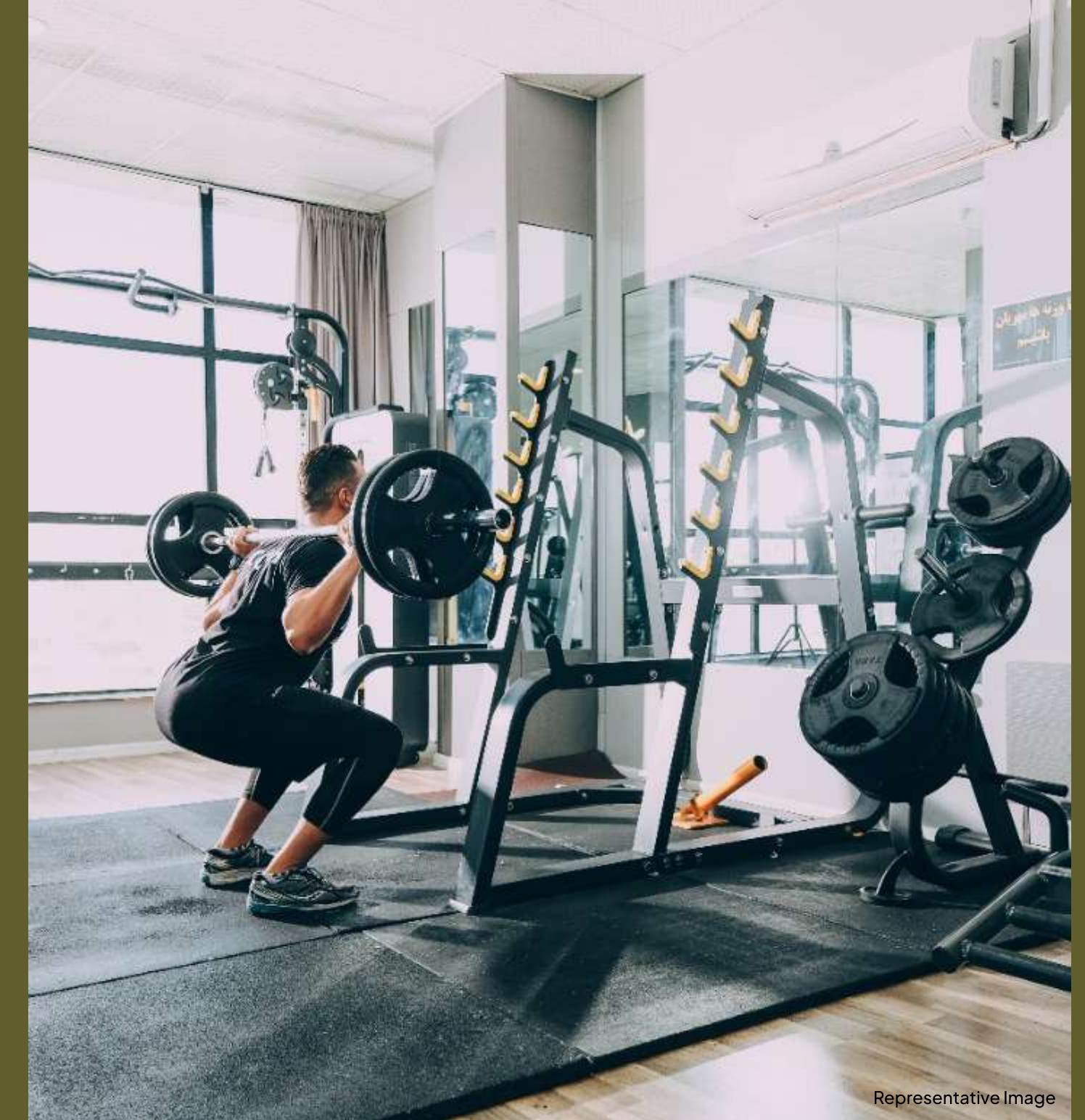
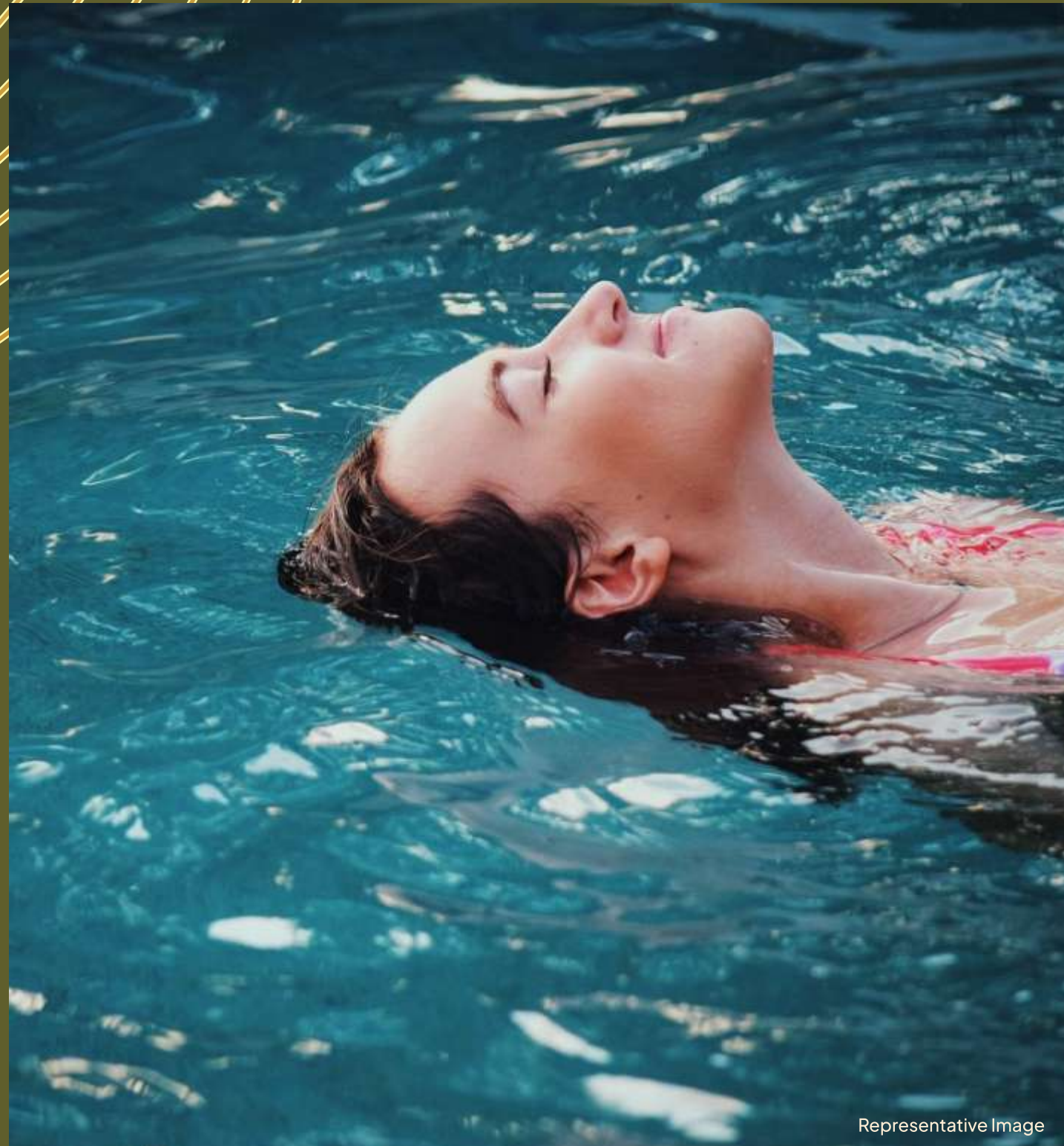
DURABILITY- Reduction in joints results in resilience to wear and tear under different weather conditions



ECO-FRIENDLY- Reusable construction material and lesser debris results in low wastage and effective use of resources in the process.



GREEN TECHNOLOGY - Nullifies the use of wood.



Fitness & Recreation

Yoga/Meditation zone, Swimming Pool, Jogging Track/Path, Table Tennis, Cycle Track, Open Air Gymnasium, Cricket Pitch/Box Cricket, Aqua Gym, Half Basketball Court



Relaxation & Wellness

Spa/Sauna/Steam room, Reflexology Path, Play Lawn, Barbeque Area, Family Seating Areas,
Elderly Seating Alcoves, Parents Sit out, Amphitheatre, Party Garden Lawn, Trellis With Seating Area

Learning & productivity

Work From Home /
Business Centre,
Digital classroom,
Library



CHILDREN'S PLAY & GROWTH

Children's Play Area, Rock Climbing,
Kid's Pool, Kid's Bicycle Pit Stop





Thoughtful & Sustainable Amenities

EV Charging Point Provision, Pets Park (Pet-friendly area), Car Wash Area, Family Zone, Home Theatre, Indoor Play Area

GRAND CLUBHOUSE

State Of The Art Gymnasium,
Multi-purpose Hall, Children's Creche



Representative Image

Hospitality

Guest Rooms for
visitor convenience



Representative Image

Fittings & Fixtures



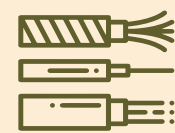
Flooring & Tiles

- 600mm X 1200mm vitrified flooring in Entrance Lobby, Living, Dinning, Kitchen, and Guest bed room.
- Wooden finish tiling in the master bedroom.
- Anti-skid or Matt finish flooring tiles in Attached terrace, Toilets & Utility.
- Designer glazed tiles for Toilets, Kitchen & Utility dado.
- Granite/Artificial stone platform with stainless steel sink in Kitchen & Utility.
- Granite /Artificial stone counter for basin in Toilets
- Granite/Artificial stone window sills in Toilets & Utility.



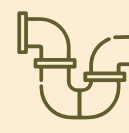
Doors & Frames

- Laminated door frames for Main, bed room & Toilet doors.
- Laminated door shutters with Digital lock for Main door.
- Laminated door shutters with mortise lock for Bed room & Toilet doors.
- 3 Track Aluminum sliding doors for Living & Bed room terrace doors.



Electricals

- Concealed copper wiring with modular switches.
- TV point in Living & bed rooms.
- Telephone point in living room
- Exhaust fan in Kitchen & Toilets.
- AC point provision in Living & all bed rooms.
- Invertor point provision in Living passage area.
- Geyser point provision in Toilets.
- Wi-fi point provision in Living passage area.
- Fridge, Hob, chimney, aqua guard, appliances & washing machine point provision in Kitchen
- Charging point provision for electric vehicles in common area



Plumbing

- Pex type plumbing in Kitchen, Utility & Toilets.
- SWR PVC slung plumbing for drainage & storm water in Kitchen, Utility, Toilets & Terraces.
- Kohler/American standard/Jaquar or equivalent make CP & Sanitary fittings in Toilets.
- Washing machine point provision in Utility.

Fittings & Fixtures



Security System

- Access control system for every flat
- CCTV on parking levels, amenity areas, lifts and main lobby
- Fire alarm system
- Public address system
- Talk back system



Internal Finish

- Acrylic emulsion paint on walls & ceiling for internal finish
- Grid false ceiling in Toilet & Utility.



Lifts

- Otis/Schindler/TKE/ Kone or equivalent make elevators with DG Back up.



Structure

- Earthquake resistant **RCC structure in ALUFORM** construction.



EV Charging Infrastructure

- EV charging point provision



Windows

- 3 Track Aluminum sliding windows in Bed room & Utility area with mosquito net.
- Aluminum side hung window in Toilets with exhaust provision.



Glass Work

- Designer glass railing in Living & bed room terraces.
- Shower glass partition in Master Toilet.



External Finish

- Acrylic texture paint on external walls.



Solar Power

- Solar PV system for common area

Units and tentative price range

2 BHK

Smart
560 Sq. Ft.

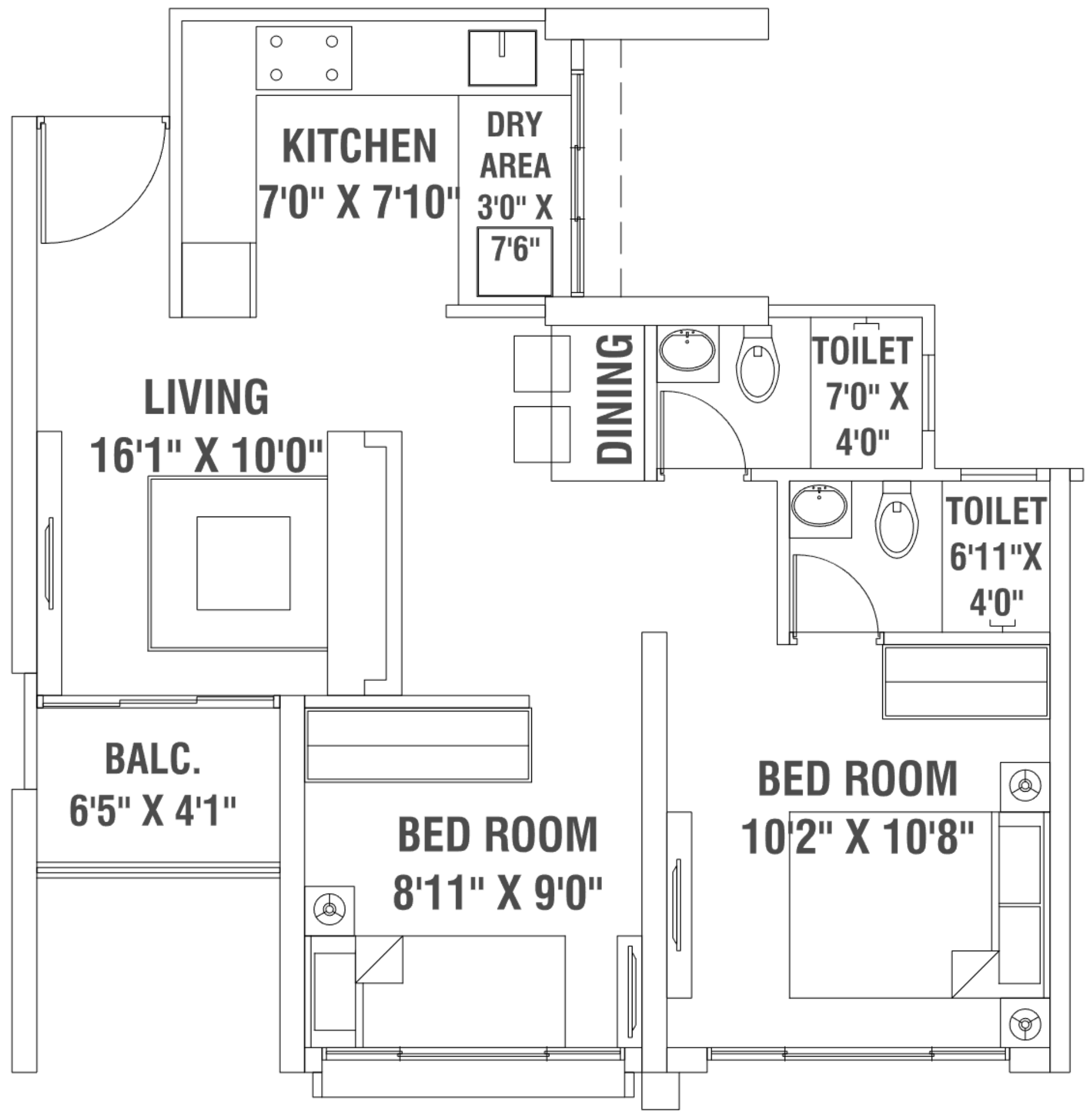
Luxury
690 To 710 Sq. Ft.

Grande
780 To 800 Sq. Ft.

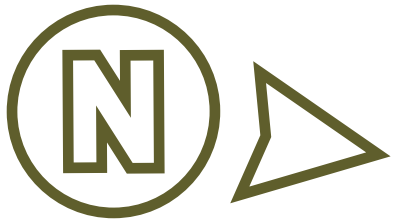
3 BHK

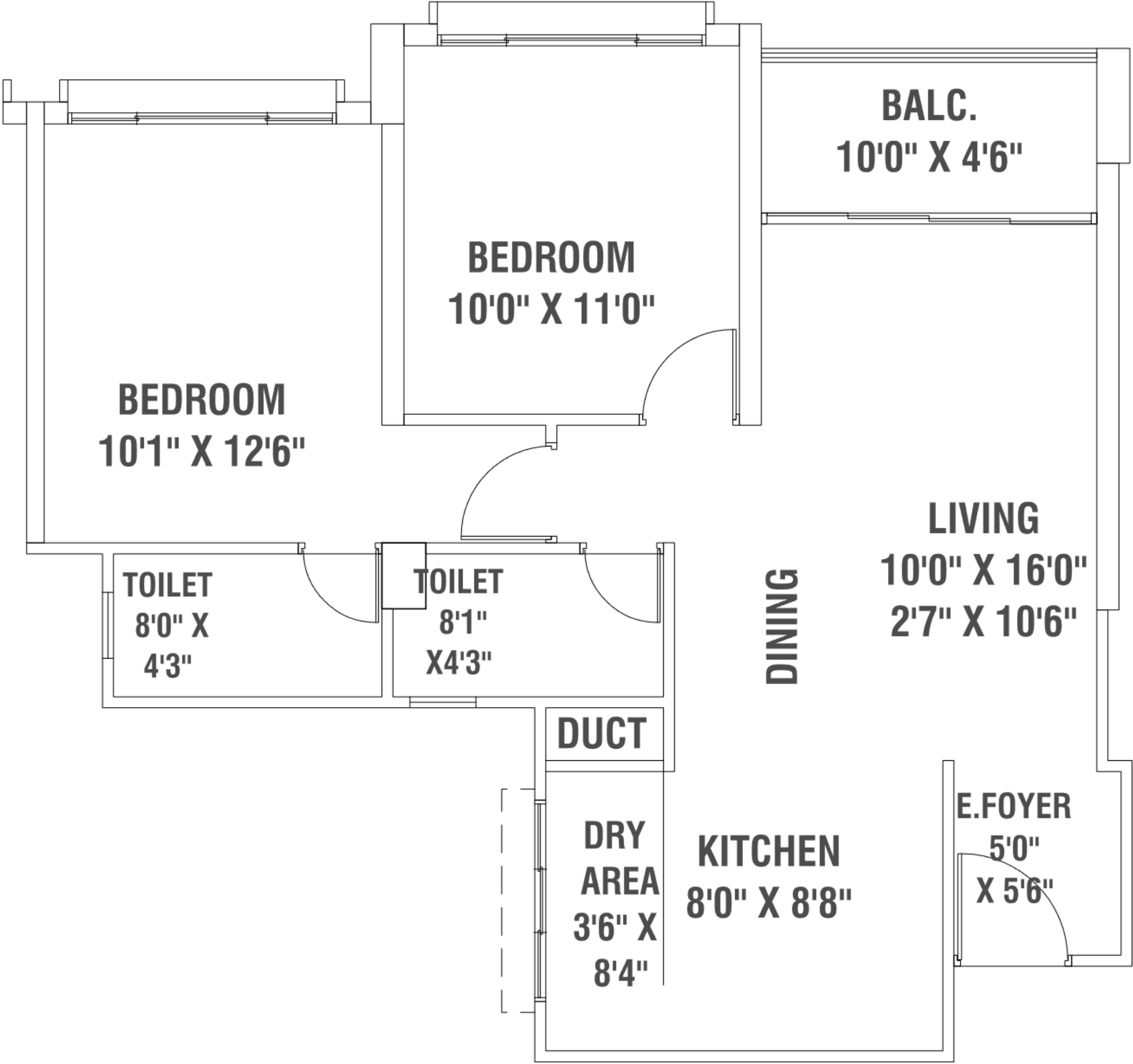
Premium
940 To 960 Sq. Ft.

Luxury
1000 To 1040 Sq. Ft.



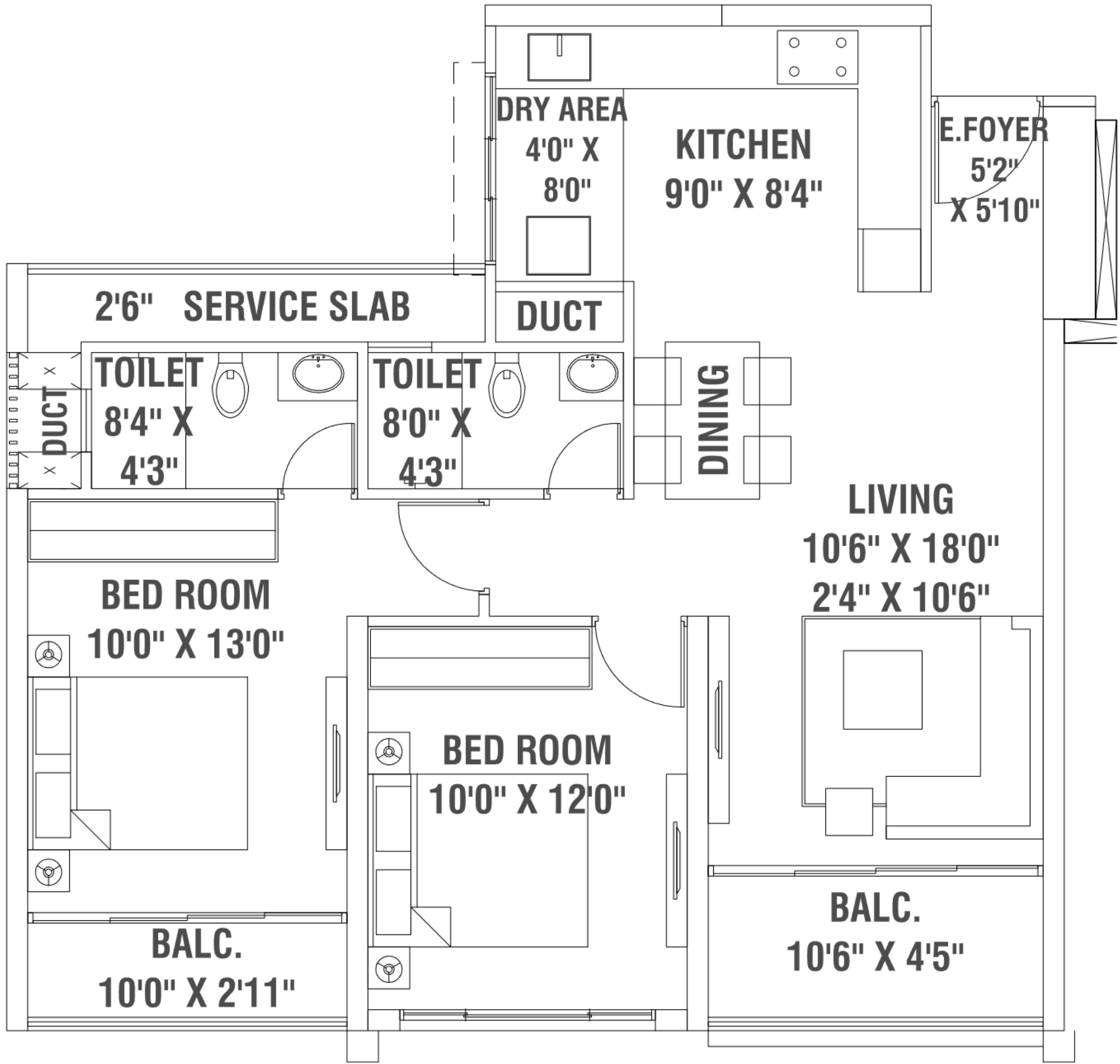
2BHK
Smart



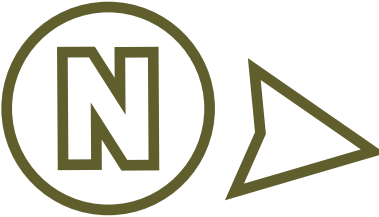


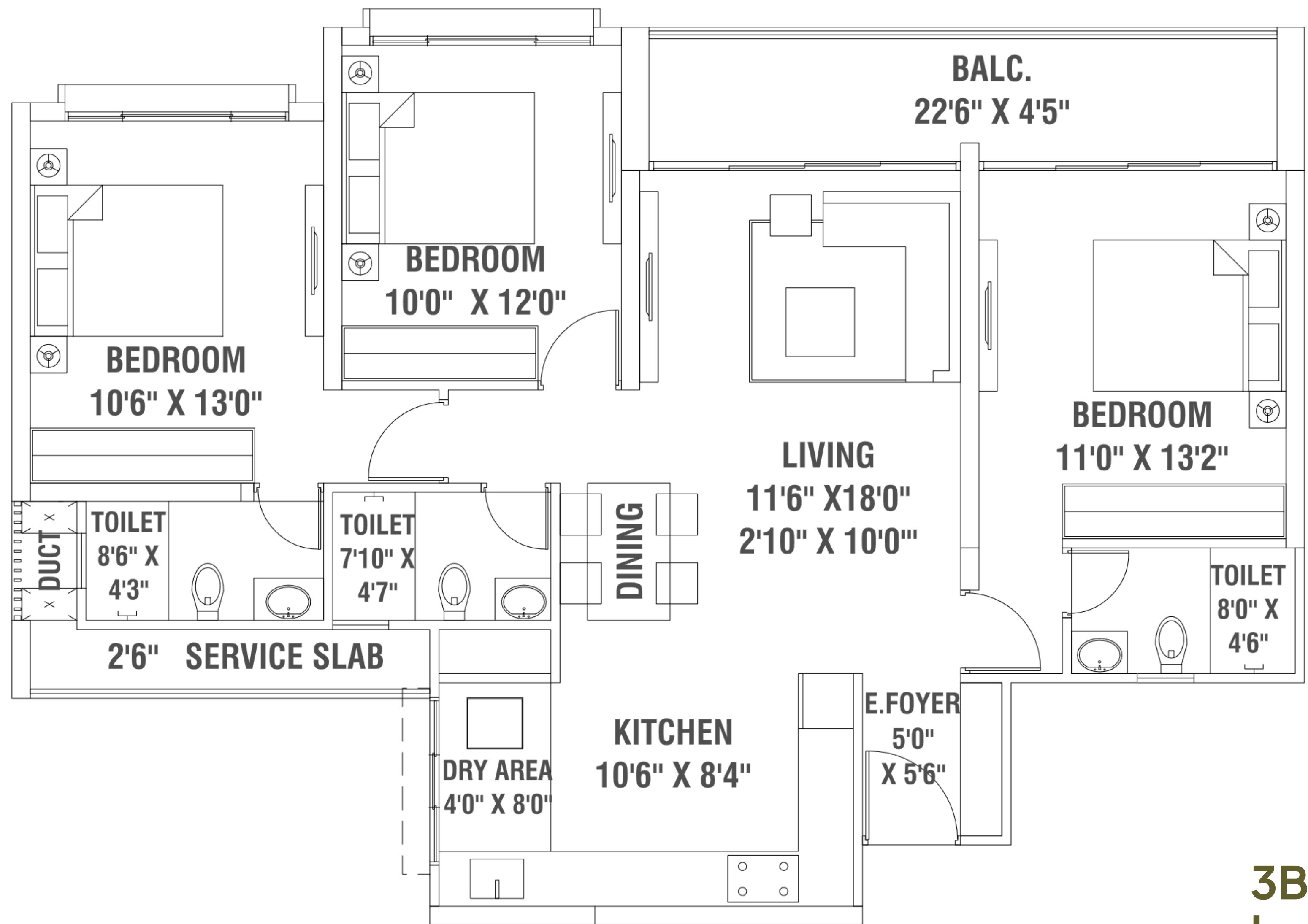
2BHK
Luxury

N

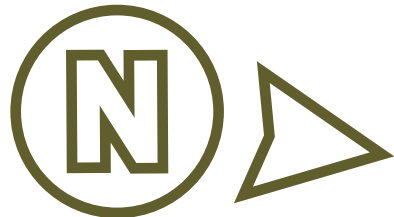


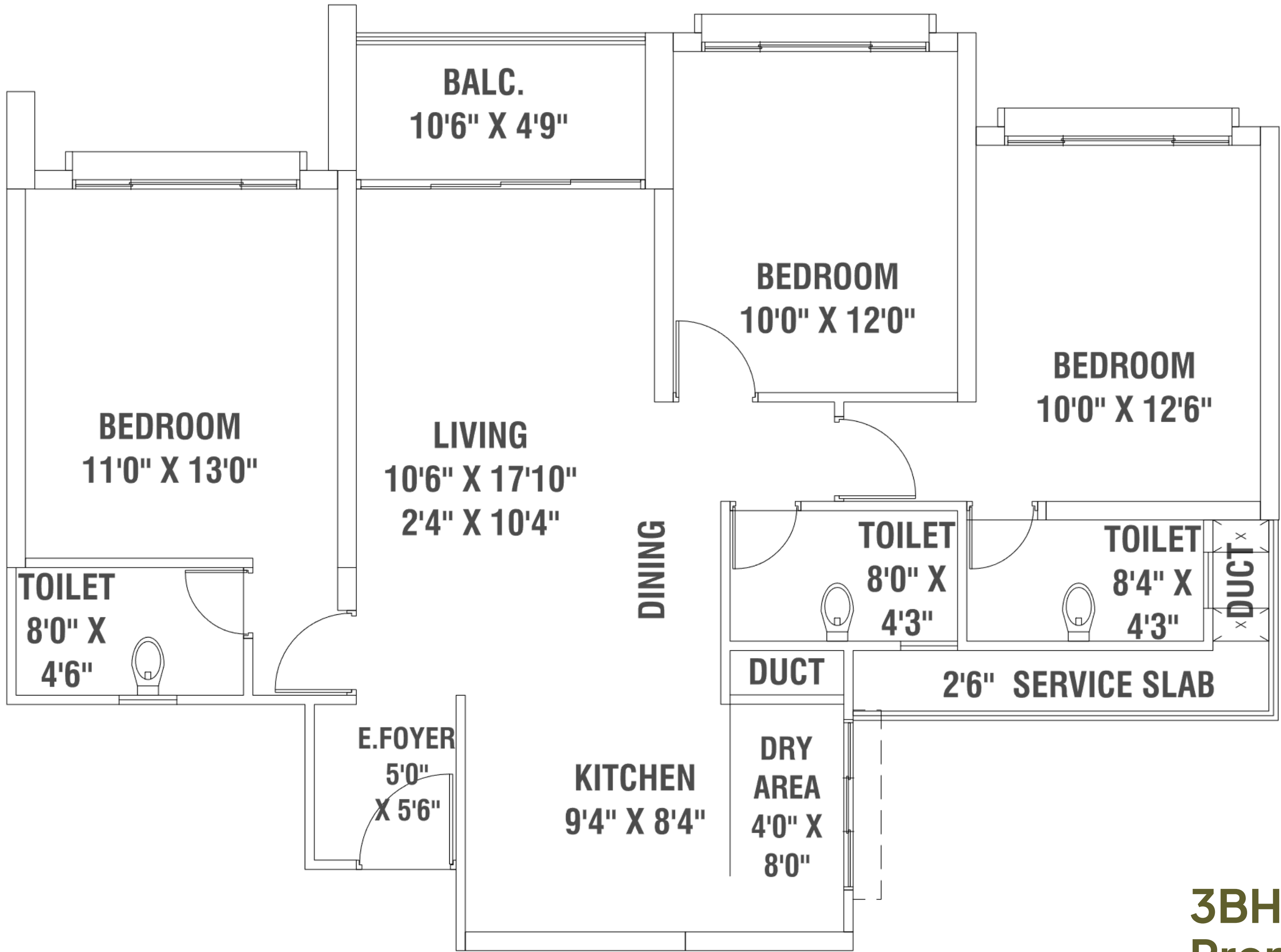
2BHK
Grande



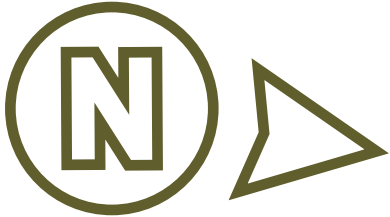


3BHK
Luxury

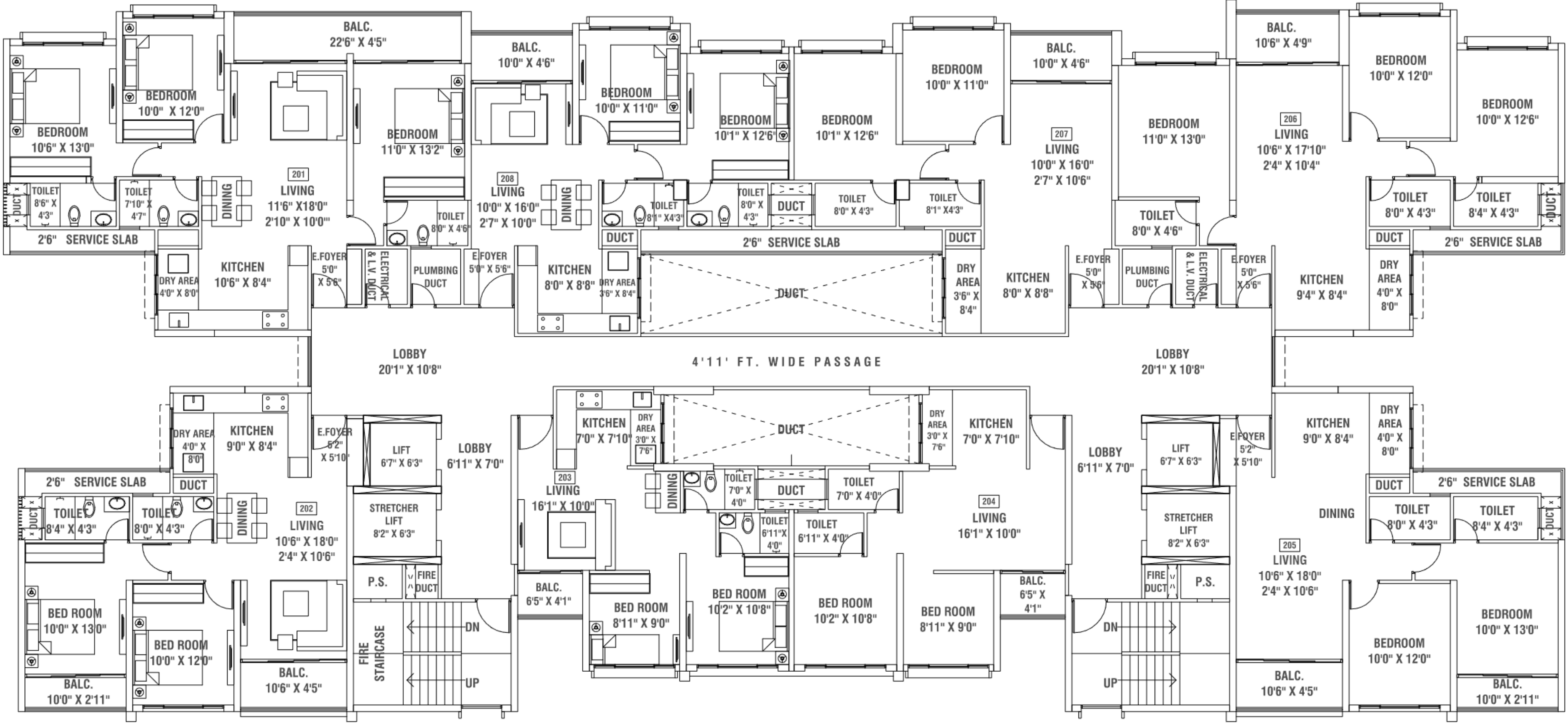




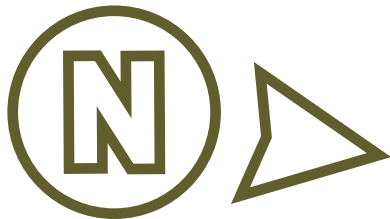
3BHK
Premium



TOWER 1

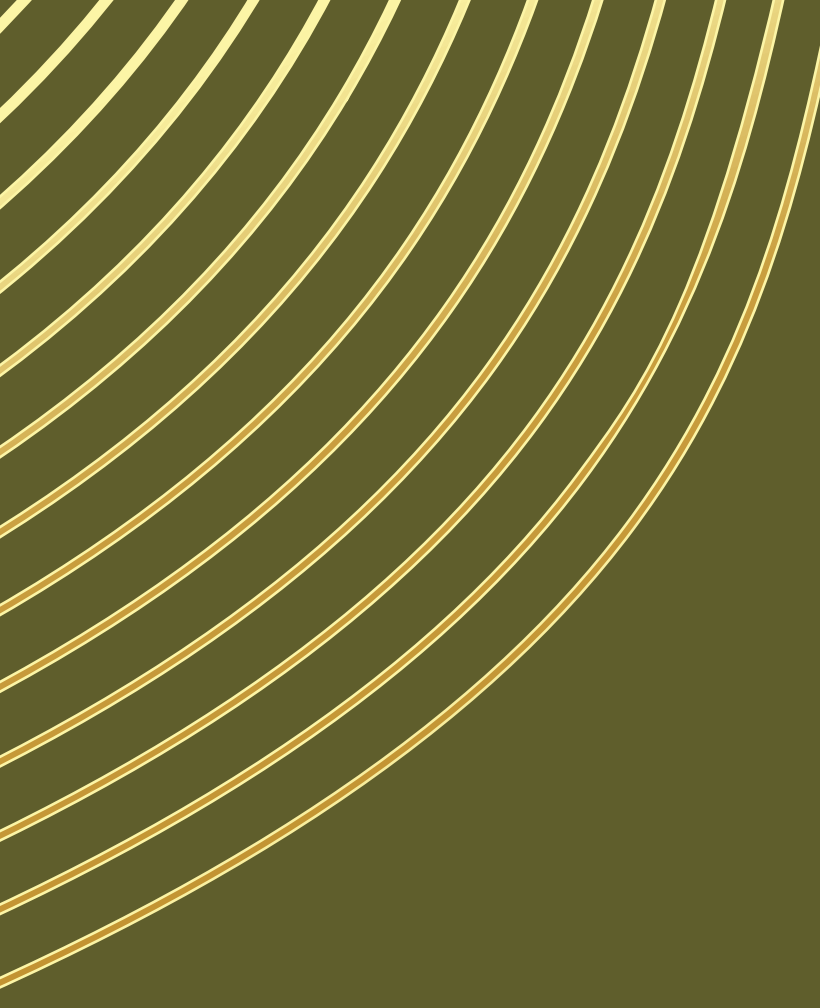


TYPICAL FLOOR PLAN



Join us in this exciting venture and let's
construct a future marked by innovation,
excellence, and enduring success.





Training Material For Internal Communication And Training Purposes Only. Not For Circulation.

This material is to be used for training and information purposes only. The information depicted herein, e.g. master plans, floor plans, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc. are subject to change as may be required by the relevant authorities or the developer without notice. The information/ illustrations/ pictures are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. This material does not constitute an offer and/or contract of any type between the developer/promoter/owner and the recipient, all intending purchaser/s in this project shall be governed by the terms and conditions envisaged under the Real Estate Regulation and Development Act 2016. Global Group or any of its entities do not accept any responsibility whatsoever for misrepresentation by any person/s of the information contained in any provided training materials, and expressly disclaims all and any liability and responsibility to any person/s, whether a reader of this training materials or not, in respect of claims, losses or damage or any other matter, either direct or consequential arising out of or in relation to the use and reliance, whether wholly or partially, upon any information contained or referred to in any provided training materials.